

MEETING MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
June 17, 2026

The Red Bank Historic Preservation Commission held a regular meeting on Wednesday, June 17, 2026, at 7:00 PM, in the municipal building, first floor, 90 Monmouth Street, Red Bank, New Jersey.

The meeting was called to order at 7:03 PM. A roll call showed that Louis Almerini, Marjorie Cavalier, Liam Collins, Karen Schmelzkopf, and Bethsy Varela attended. Shawna Ebanks, Board Secretary, was also present.

The Open Public Meeting Statement Act was read. Adequate notice was posted in the newspaper, the Borough Clerk's office, the Borough website, and outside the Red Bank Council Chambers.

Minor Works Committee

The Minor Works Committee reviews five applications. Four were for signage: 88 Broad Street, 7 Broad Street, 30 West Front, and 39 Broad Street. The other application was for 23 Wallace Street, regarding the replacement of balcony railings.

Historic Sites Designation/Design Guidelines Committee

Marjorie Cavalier mentioned that she will be at the Historic Preservation Conference and will be on a panel.

RiverCenter Liaison

There was no report.

Certified Local Government Designation Committee

The Committee provided the Commission with a checklist of all the items needed to be completed for the designation. The Commission needs to provide its resumes and complete five hours of training by next March. The Commission plans to submit the application in March 2027.

HPC 107: 65 Washington Street; Block, Lot 16

The applicant was not present at the hearing. The Commission had additional questions about the garage, including whether it had an automatic door. There was concern about the clearance for the driveway and the bay window on the side of the property. Additionally, the Commission asked the applicant to appear at the next meeting with samples of the material.

199 & 205 Broad Street Zoning Board Application

Marjorie Cavalier recused herself from the discussion of this application.

199 and 205 Broad Street are not designated historic properties, nor are they located within a historic district. However, they are older Victorian homes typical of the architectural style found along Broad Street and Maple Avenue. Over the years, like many homes in these areas, they have

been converted for professional use. Notably, in 2015, the Historic Preservation Commission (HPC) awarded one of these buildings for its outstanding historic preservation efforts. While they lack formal historic designation and are outside of a historic district, one of the properties, 199 Broad Street, was renovated just over ten years ago.

An application has been submitted to the Zoning Board of Appeals (ZBA) for significant modifications to both buildings, which includes constructing a bridge to connect the two structures. This application has not been reviewed by the HPC because the properties are not historically designated. Paul Cagno, a member of the ZBA, has requested that the HPC provide feedback on the exterior improvements due to the recognition received in 2015.

In response to this request, the Commission agreed to send a memo to the ZBA commenting on the application and its potential impact on the historic character of the street. The memo recommends that, despite these properties not being designated as historic, they possess historical significance and are situated near the historic district. As such, the ZBA should respect the current condition of both properties and their historical elements. The applicant should aim to preserve as much of the historic character as possible and minimize changes that could lead to the loss of any historical features.

Liam Collins made a motion to send the HPC's recommendation to the ZBA, second by Bethsy Varela.

Ayes:	Louis Almerini, Liam Collins, Karen Schmelzkopf, Bethsy Varela
Nays:	None
Abstained:	None

Amending HPC Ordinance

Council approved the ordinance to designate the sites that are on the State and National registries was adopted at the last council meeting. It goes into effect after 20 days.

Karen Schmelzkopf seconded Marjorie Cavalier's motion to adjourn the meeting. The meeting was adjourned at 7:51 PM.

Respectfully,
Shawna Ebanks
Historic Preservation Commission Secretary